

## **BOARD OF ZONING APPEALS AGENDA MAY 2, 2018**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **May 2, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

### ***Matters Presented By Board Members***

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### ***Administrative Items***

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#### **Staff/Action**

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| K. McMahan<br><i>Indefinitely<br/>Deferred at<br/>appl. req.</i>          | FARKHANDA R. KHAN FAMILY HOME DAY CARE, SP 2015-HM-078 Appl. under Sect(s). 6-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 12265 Turkey Wing Ct., Reston, 20191, on approx. 3,027 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 26-1 ((10)) (13) 43A. ( <i>Admin. moved from 8/5/15, 10/28/15, and 12/9/15 at appl. req.</i> ) ( <i>Indefinitely deferred from 2/10/16 at appl. req.</i> ) ( <i>Admin. moved from 2/28/17 and 3/28/18 at appl. req.</i> )   |
| A. Homer<br><i>Admin.<br/>Moved to<br/>7/11/18 at<br/>appl. req.</i>      | OLDE HIDEAWAY INC. DBA CLUB ONE SPORTS BAR AND GRILLE & BERKELEY PLAZA ASSOCIATES A 2017-MV-021 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant is operating a commercial recreation use (hookah), which is not reflected on the approved Non-Residential Use Permit for an eating establishment and does not have Special Permit approval, all on property in the C-6 and H-C Districts in violation of Zoning Ordinance provisions. Located at 8786 Richmond Highway Alexandria 22309 on approx. 8.54 acres of land zoned C-6, H-C and CRD. Mount Vernon District. Tax Map 109-2 ((1)) 24. ( <i>Admin. moved from 3/21/18 due to inclement weather.</i> ) |
| S.C. Williams<br><i>Admin.<br/>Moved to<br/>7/25/18 at<br/>appl. req.</i> | WIN & ARCHERY, LLC, A 2017-SU-006 Appl. under Sect. 18-301 of the Zoning Ordinance Appeal of a determination that the appellant is operating an indoor archery range in the I-5 District without approval of a Group 5 Special Permit; and without a Non-Residential Use Permit approval in violation of Zoning Ordinance provisions. Located at 14101 Sullyfield Circle, Suite 300 Chantilly, 20151 on approx. 4.18 acres. of land zoned I 5, AN, H-C, and WS. Sully District. Tax Map 34-4 ((11)) F1. ( <i>Admin. moved from 6/21/17, 9/13/17, 1/10/18, and 3/28/18 at appl. req.</i> )  |

Public Hearings

- 9:00 A.M. MONA AMER A/K/A MUNA KHATIB AMER A/K/A MONA KATIB A/K/A MUNA KHATIB A/K/A MUNA MOHMOUD KHATIB / INTERWORD CORPORATION, LTD., SP 2018-HM-011 Appl. under Sect. 8-907 of the Zoning Ordinance to permit a home professional office. Located at 2201 Laurel Ridge Rd., Vienna, 22181 on approx. 1.91 ac. of land zoned R-1. Hunter Mill District. Tax Map 38-1 ((1)) 30.  
E. Estes  
*Decision*  
*Deferred*  
*to 5/9/18*
- 9:00 A.M. ROBERT A. & LINDA S. MILLER, SP 2017-PR-118 Appl. under Sects. 8-914 and 8-922 of the Zoning Ordinance to permit a reduction of certain yard requirements to permit construction of a roofed deck with steps 23.8 ft. from front lot line and a reduction to minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 3.6 ft. from the side lot line and 3.9 ft. from the rear lot line. Located at 2827 and 2829 Greenway Blvd., Falls Church, 22042 on approx. 13,050 sq. ft. of land zoned R-4. Providence District. Tax Map 50-2 ((5)) 76 and 77. *(Admin. moved from 3/21/18 due to inclement weather.)*  
E. Estes  
Approved
- 9:00 A.M. GODDESS OF HEAVEN TEMPLE, INC., SP 2017-MA-097 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a place of worship. Located at 3309 Magnolia Ave., Falls Church, 22041 on approx. 40,046 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 19. *(Admin. moved from 1/31/18 and 3/28/18 at appl. req.) (Admin. moved from 4/11/18 due to meeting cancellation.)*  
H. Eddy  
*Decision*  
*Deferred*  
*to 6/13/18*
- 9:00 A.M. CARLOS CASTRO, VC 2017-MA-017 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to permit construction of a single family dwelling 9.0 ft. from both side lot lines. Located at 6450 Holyoke Dr., Annandale, 22003 on approx. 9,371 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 9. (Concurrent with VCA 98-M-031.) *(Admin. moved from 1/24/18 at appl. req.) (Admin. moved from 2/28/18, 3/21/18, and 4/28/18.)*  
K. McMahan  
Approved
- 9:00 A.M. CARLOS CASTRO, VCA 98-M-031 Appl. under Sects. 3-207 and 18-401 of the Zoning Ordinance to amend VC 98-M-031 to permit a dwelling to remain 10.0 ft. from a side lot line. Located at 6450 Holyoke Dr., Annandale, 22003 on approx. 9,423 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((6)) 8. (Concurrent with VC 2017-MA-017).  
K. McMahan  
Approved
- 9:00 A.M. DUNN LORING SWIM CLUB, INCORPORATED, SPA 69-P-180-02 Appl. under Sects. 3-303 and 8-400 of the Zoning Ordinance to amend SP 69-P-180 previously approved for a community swim club to permit pool house construction and other site improvements and modifications to development conditions. Located at 2534 Drexel St. and 8324 and 8328 Cottage St., Vienna, 22180 on approx. 4.73 ac. of land zoned R-3. Providence District. Tax Map 49-1 ((9)) (I) A, 12 and 13.  
H. Eddy  
Approved
- 9:00 A.M. SOUTH SPRINGFIELD CONGREGATION OF JEHOVAH'S WITNESSES, INC., SPA 2013-MV-012 Appl. under Sect. 3-103 of the Zoning Ordinance to amend SP 2013-MV-012 previously approved for a place of worship to permit site modifications. Located at 8701 & 8713 Pohick Rd., Springfield, 22153 on approx. 3.56 ac. of land zoned R-1. Mount Vernon District. Tax Map 98-1 ((1)) 58 and 60. *(Deferred from 9/27/17, 10/25/17, 1/24/18, 2/14/18, and 2/28/18 at appl. req.) (Admin. moved from 3/21/18 due to inclement weather.)*  
H. Eddy  
Approved

9:00 A.M.

C.S. Belgin  
*Continued  
to 12/5/18*

HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a vehicle sale, rental and ancillary service establishment to operate on property in the C-6 District without Special Exception approval or a valid Non-Residential Use Permit, in violation of Zoning Ordinance provisions. Located at 5630 South Van Dorn St., Alexandria, 22310, on approx. 32,210 sq. ft. of land zoned C-6. Lee District. Tax Map 81-2 ((3)) 8A. (*Admin. moved from 10/3/12, 11/28/12, 2/6/13, 4/24/13, 10/23/13, 6/4/14, 10/8/14 and 4/29/15 at appl. req.*) (*Deferred from 7/29/15, 12/9/15, 6/8/16, 11/2/16, and 5/3/17 at appl. req.*) (*Continued from 9/20/17.*) (*Admin. moved from 3/21/18 due to inclement weather.*)

**JOHN F. RIBBLE III, CHAIRMAN**